
MEMORANDUM TO: Mayor and City Council
Planning Commission

FROM: Kirk Eby, GIS Planner

DATE: September 29, 2017

SUBJECT: Preliminary Background Report: Application SDP-7712-2017;
Kentlands Square Infill Sites.

APPLICANT/OWNER

Saul Holdings Limited Partnership
7501 Wisconsin Avenue, Suite 1500
Bethesda, MD 20814

ATTORNEY

Robert Dalrymple
Linowes and Blocher LLP
7200 Wisconsin Avenue, Suite 800
Bethesda, MD 20814

TAX MAP REFERENCE:

Tax Map Sheet: FS 13

LEGAL REFERENCE:

County Plat: 20505 (Plat 109 Kentlands, City Plat R-965)
Parcel L, Block Q, Kentlands

TAX ACCOUNT NUMBERS:

16-09-03203494

REQUEST

Saul Holdings Limited Partnership has submitted Schematic Development Plan (SDP) application SDP-7712-2017.¹ This plan is in accordance with Sketch Plan Z-262, known as the Kentlands, approved by Ordinance O-3-89.² The area that is the subject of this application is commonly known as the Kentlands Square Shopping Center. The plan proposes three additional commercial infill buildings totaling 16,000 square feet along the private road connecting 195 Kentlands Boulevard (Mattress Firm) and 96 Main Street (Chipotle), on approximately 1.8 acres of land.



Location of Project Area

PROJECT BACKGROUND

The Kentlands is a neo-traditional new urbanist mixed-use development that was initially built out between 1988 and 2000. The Kentlands Square area is within the commercially-focused “village center” section of Kentlands, as established by the original Sketch Plan Z-262 and subsequent amendment Z-262(A).³ This schematic development plan application is in response to the eighth condition of SDP-03-005, which limited the time frame available for construction of the infill sites.⁴

¹ Exhibit #01

² Exhibit #15

³ Exhibit #17

⁴ Exhibit #20

ZONING AND SITE PLAN HISTORY:

Annexation and Sketch Plan:

The Mayor and Town Council approved the annexation of the Kent property, application X-088, on January 19, 1967 by resolution R-22-66.⁵ The property was initially zoned R-A by Resolution R-23-66,⁶ and it remained a “gentleman’s farm” until the 1980s. As part of the adopted 1988 Master Plan, this property, within Planning Neighborhood 4, was recommended for a variety of land uses, including commercial, industrial/research/office, mixed residential, open space, and institutional.⁷

Following the adoption of the Master Plan, sketch plan Z-262 was approved by Ordinance O-3-89 on February 9, 1989, changing the zoning of 352.5 acres of the Kent property to MXD and allowing up to 2,200,000 square feet of non-residential development, as well as a maximum of 1,611 dwelling units.⁸ The sketch plan was amended by Z-262(A) and Ordinance O-8-91 on April 1, 1991, to allow residential in areas designated as commercial/industrial/research/office and to allow conversion of up to 789,000 square feet of commercial to 789 additional dwelling units, at a rate of 1 unit for every 1,000 square feet of commercial, reducing the overall non-residential to a minimum of 1,400,000 square feet at full build-out and increasing the overall dwelling units to a maximum of 2,400.⁹

The Kentlands Boulevard Commercial District Special Study Area (KCDMP), adopted in 2008, establishes the long-term vision for this area of Kentlands, while recognizing the need for incremental change in the near-term to support that vision, such as the infill development proposed by this application.¹⁰ Note that this proposal is not related to the longer-term focus of the recent sketch plan approval SK-7503-2017 for the 12-acre area to the north, nor does it preclude any future redevelopment sketch plans for this immediate block in accordance with the KCDMP. The shorter-term infill proposed here will help support the economic vitality of the commercial district until market conditions are more favorable for implementing the long-term Master Plan vision for the Lowe’s block.¹¹

Schematic Development Plan SDP-03-005:

On March 2, 1992, the Mayor and City Council adopted Resolution R-21-92 approving Schematic Development Plan SDP-3, which included the Kentlands Square Shopping Center area and allowed 344,977 square feet of retail and 27,574 square feet of garden center.¹² On December 1, 2003, SDP-03-005 was approved by Resolution R-98-03, allowing an additional 20,000 square feet of retail development on four (4) separate sites along the private road connecting Kentlands Boulevard to Main Street.¹³ The approval of

⁵ Exhibit #12

⁶ Exhibit #13

⁷ Exhibit #14

⁸ Exhibit #15

⁹ Exhibit #16

¹⁰ Exhibit #23, page 4.35

¹¹ Exhibit #02, page 2

¹² Exhibit #18

¹³ Exhibits #20 & #21

SDP-03-005 included a phasing plan that allowed the 6,000 square feet of Site B to be constructed immediately, followed by a second phase of 6,000 square feet on Site C, and a final third phase of 8,000 square feet on Sites D and E, with a condition (#8) that all three phases must be under construction or completed within 5 years of the SDP approval, or a new SDP must be submitted for approval by the Council.¹⁴

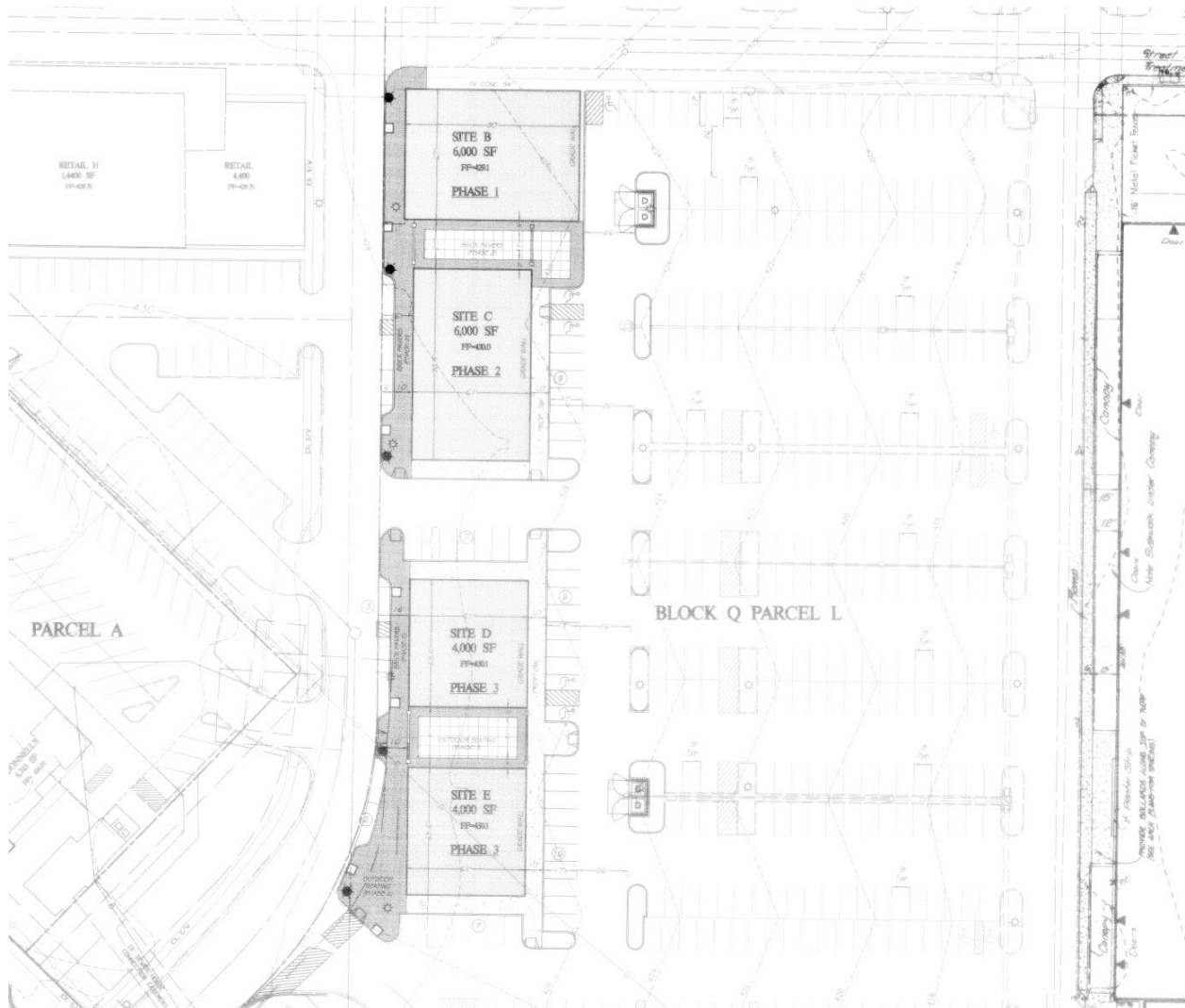


Exhibit #21, SDP-03-005 – Site Plan (excerpt)

Site Development Plans:

Following approval of SDP-3, Final Site Plan K-977 was approved on December 9, 1992,¹⁵ allowing the Kentlands Square Shopping Center to move forward, though several amendments followed for siting each of the specific buildings. On February 4, 2004, Amendment to Final Site Plan AFP-02-026 approved the first phase of SDP-03-005, allowing a 4,500 square foot building to be constructed on Site B.¹⁶ As completed, Site B

¹⁴ Exhibit #20

¹⁵ Exhibit #19

¹⁶ Exhibit #22

operates as a two-tenant building, currently housing a Chipotle Mexican Grill (96 Main St) and a Cold Stone Creamery (84 Main St). The other sites (C, D, and E) did not receive final site plan approval and were not constructed by December 1, 2008. Thus, the remainder of SDP-03-005 expired, requiring a new Schematic Development Plan to be submitted for any additional infill sites, rather than an amendment to final site plan.

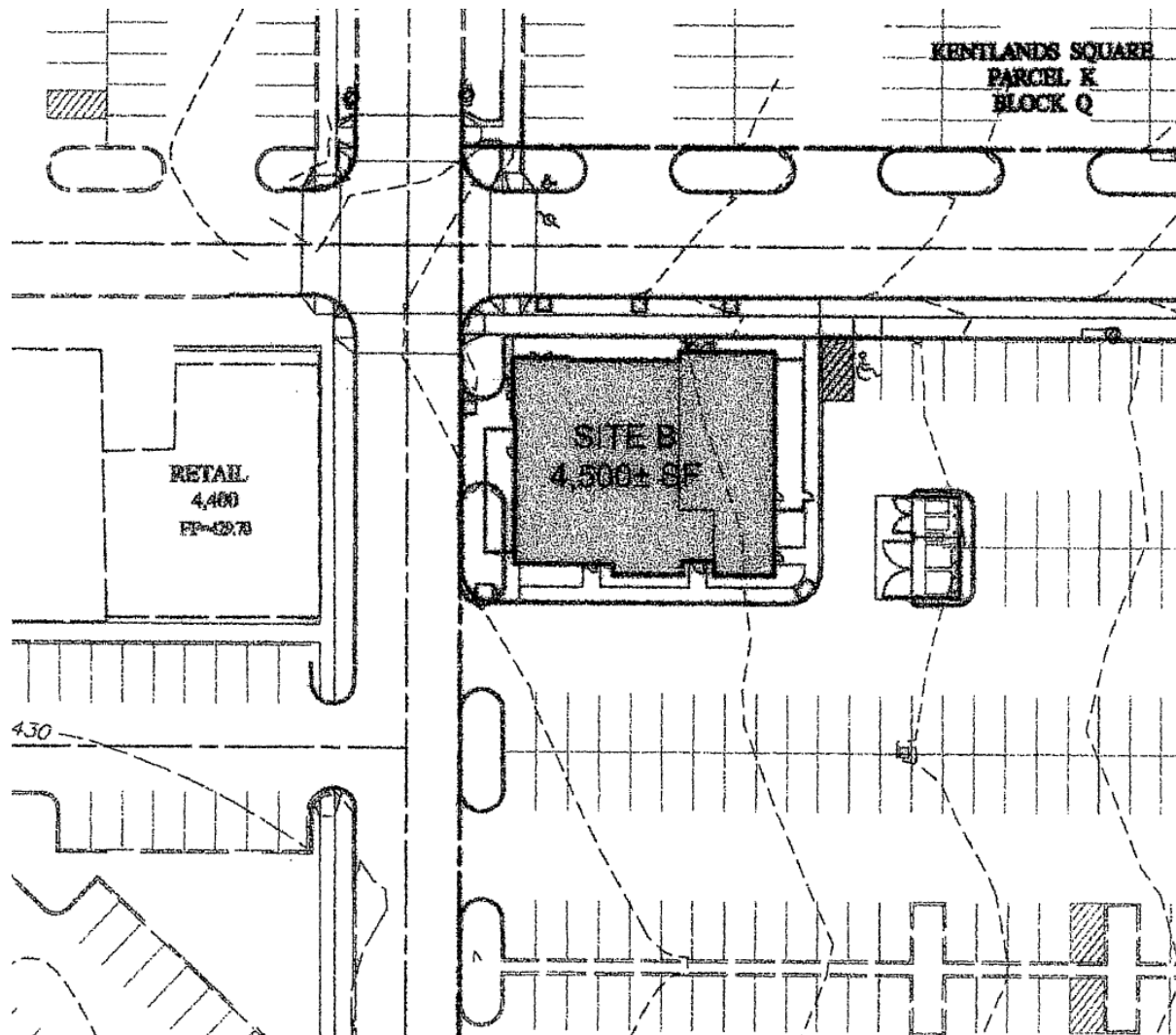


Exhibit #22, AFP-02-026 – Site Plan (excerpt)

GENERAL INFORMATION

LOCATION:

The subject site is located along a private roadway that connects 195 Kentlands Blvd. (Mattress Firm) with 96 Main Street (Chipotle). To the east and north are existing retail in the Kentlands Square Shopping Center; to the west is a standalone restaurant and additional retail in Kentlands Square; and to the south is the Market Square Shopping Center.

ENVIRONMENTAL CONDITIONS:

The subject area lies within an existing shopping center parking lot that is improved with paving, sidewalks, lights, and some landscaping. The proposed plan will replace the existing parking areas with buildings, sidewalks, landscaping, and stormwater treatment areas utilizing environmental site design. Overall, greenspace area of the SDP area will be increased by approximately 0.33 acres, most of which is the result of a reduction in paved area.¹⁷

ADEQUATE PUBLIC FACILITIES ORDINANCE (APFO):

In accordance with §24-244, “Applicability,” this plan is subject to the APFO requirements because it is proposing additional development that is not part of an active previously-approved schematic development plan.

Water and Sewer Services and Public Utilities

The subject SDP area is located within water category W-1 (public water available) and sewer category S-1 (public sewer available), and thus satisfies the requirements of § 24-247, subject to approval of permits by WSSC.

Fire and Emergency Services

The SDP area currently resides within the ten (10) minute response areas of three (3) Montgomery County Fire and Rescue stations, Numbers 8 (Gaithersburg), 31 (Darnestown), and 32 (Travilah), and satisfies the requirements of § 24-248.

Schools

The plan does not include residential dwelling units and is thus not subject to the adequacy of school capacity under § 24-246.

Traffic Impacts

The applicant has included a Traffic Impact Analysis (TIA) (TRF-7706-2017), performed by Wells and Associates, showing an increase of 42 trips during the PM peak hour.¹⁸ The TIA concludes that the proposed development will not have a significant impact on the congestion currently experienced on the surrounding roads and intersections,¹⁹ which the applicant believes satisfies the City’s APFO for adequacy of transportation facilities.²⁰

¹⁷ Exhibit #04

¹⁸ Exhibit #03, page 20

¹⁹ Exhibit #03, page 29

²⁰ Exhibit #02, page 13

DESIGN GUIDELINES:

The Applicant has submitted Design Guidelines as part of this SDP application, which will apply to the three new infill sites (Sites C, D, & E) and the existing Chipotle/Cold Stone infill site (Site B). The Guidelines present an overall vision of “creating a unique and vibrant retail space” by encouraging a “consistent level of quality in design, materials, construction, customer wayfinding, and identity creation.”²¹ The Design Guidelines provide a framework for creating infill commercial buildings that will be context-sensitive to the surrounding area while providing flexibility of design to address market demand and the needs of potential tenants.²² The Guidelines promote a positive and engaging pedestrian experience along the private street and allow for uses that are complementary to the proposed commercial buildings, such as outdoor seating for restaurants, street furniture, and landscaping.



Exhibit #11, Design Guidelines – Representative Buildings

The Design Guidelines discuss, define, and establish standards for the following:

- Overall vision and intent of the Guidelines, including creating a welcoming entrance into the shopping center from Kentlands Boulevard
- Walkable Streets and the relationship to the Building Exterior
- The Storefront, including General Guidelines, Zone Diagrams, and specific standards and recommendations for the Façade Zone
- Envisioning attractive architecture on all four sides of the infill buildings, while recognizing the need to accommodate activities that present unique design challenges, such as “back of house” and restrooms

²¹ Exhibit #11, page 1

²² Exhibit #11, pages 3-5

- The Activity Zone adjacent to the Storefront
- Building Signage, including Do's and Do Not's

To provide further clarity, the guidelines include sample diagrams and representative pictures of existing buildings that embody the spirit of the design criteria.

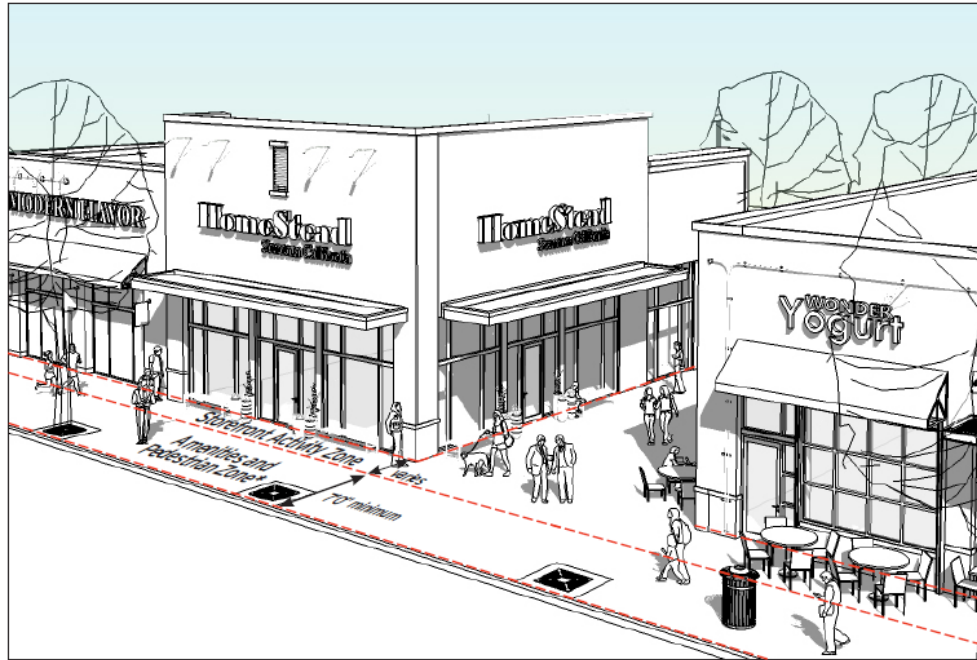


Exhibit #11, Design Guidelines – Diagrams

SCHEMATIC DEVELOPMENT PLAN PROPOSAL²³:

SITE PLAN



Exhibit #09, SDP-7712-2017 – Rendered Site Plan (excerpt)

The application, SDP-7712-2017, proposes to add three commercial infill buildings along the private street connecting Mattress Firm (at 195 Kentlands Blvd.) and Main Street, in addition to the previously-constructed Chipotle/Cold Stone infill building (at 84 & 96 Main Street). The three new infill buildings will total 16,000 square feet and will not exceed two

²³ Exhibits #04-08

stories in height.²⁴ The proposed uses will be consistent with the other uses currently found in the shopping center, including retail, restaurant, personal service, bank, child care, integrated light manufacturing, and office.²⁵ Two of the infill sites, Site C and Site D, are contemplated to have up to 7,500 square feet (sq. ft.) each, while the last infill site, Site E, will have up to 3,500 sq. ft., with all three sites combined limited to the maximum 16,000 square foot cap.²⁶ (Note that the plan indicates the flexibility of building sizes by using dashed build-to lines rather than actual footprints.)

The site layout includes areas for outdoor seating, landscaping, accessible parking, and trash collection.²⁷ Similar to the previous SDP-03-005 approval, a plaza is shown between the existing Chipotle/Cold Stone infill building and the proposed infill building on Site C, which will create a public space and provide an opportunity for additional outdoor seating, landscaping, entertainment programming, artwork, or a combination of those items. There is a similar, albeit smaller, space just to the south of Site E that could be utilized for similar public space activities.

As compared to the previous SDP-03-005 approval, this project utilizes a similar site layout for the buildings and parking, but does include an additional 500 square feet of building space (4,500 sq. ft. Chipotle/Cold Stone + 16,000 sq. ft. in three (3) infill buildings - 20,000 sq. ft. from SDP-03-005). Similar to the SDP-03-005 site layout, this project groups the buildings into two pairs, providing one access point to the parking lot in the middle and retaining the existing access at the southern end, near the existing Mattress Firm building. The current application includes additional enclosed trash and recycling collection areas for the proposed buildings, so that each building will have its own separate collection area. This project also proposes a drive-thru for one of the sites (Site E), which the Applicant believes will both meet contemporary market trends for this type of convenience feature and serve as a complementary use, currently absent, to the rest of the shopping center.²⁸

Finally, similar to the approval of SDP-03-005, the Applicant is utilizing design flexibility at the schematic development plan phase for building siting and architecture, so that each final site plan associated with each infill site can be specifically designed to respond to market conditions and tenant needs. The design flexibility is not open-ended, however, and will be subject to the design guidelines included in this application.

STREETSCAPE IMPROVEMENTS

The plan proposes to improve the pedestrian experience along the private street connecting Mattress Firm and Chipotle by extending the existing streetscape improvements made near Chipotle as part of that infill site's plan (AFP-02-026). Specifically, the wider sidewalk area, tree plantings, landscaping, and outdoor seating areas adjacent to the Chipotle/Cold Stone building will be implemented for each of the new infill sites.²⁹

²⁴ Exhibit #05, Note 7

²⁵ Exhibit #02, page 3

²⁶ Exhibit #02, page 3

²⁷ Exhibit #05

²⁸ Exhibit #02, page 4

²⁹ Exhibit #05 and Exhibit #11, pages 2, 7, & 13-14



Existing Streetscape Improvements near Chipotle

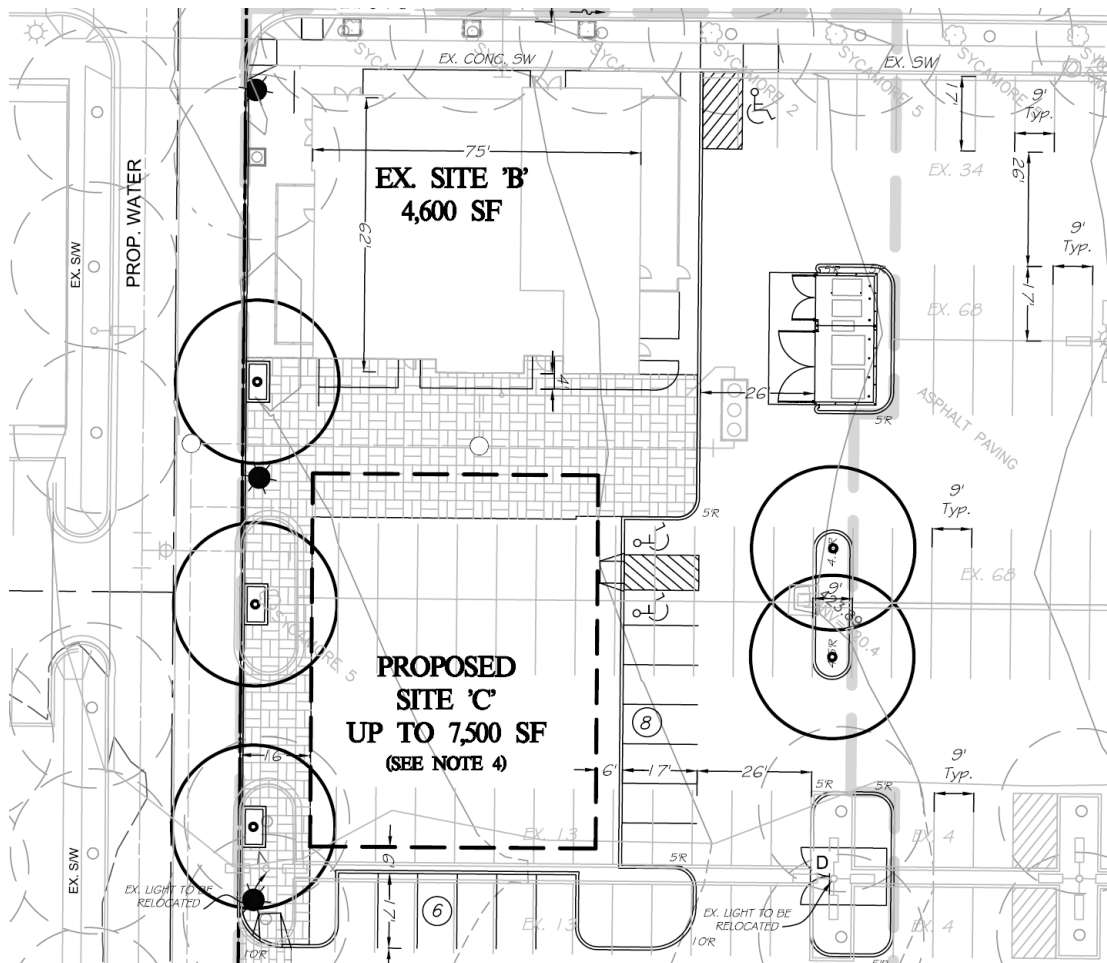


Exhibit #06, Landscape Plan (excerpt)

PARKING

Parking is provided in surface spaces and is calculated based on the square footage of the entire shopping center (Parcels K and L, Block Q).

The current proposal, SDP-7712-2017, shows that, for the entire Kentlands Square Shopping Center, 1,616 parking spaces are provided, with 1,552 spaces required, resulting in a surplus of 64 spaces³⁰. Staff notes that in the previous schematic development plan (SDP-03-005), 1,681 spaces were provided, and the main difference with this plan is that additional parking spaces have been converted to landscaping and stormwater management, to comply with newer environmental standards and approaches.

10. Parking (for overall count, Parcel K and Parcel L): ★

Required: 1 space per 225 SF building area

Previously approved 1 space/1,000 sf outdoor garden center

Outdoor Garden 'A': 9,160 sf

Outdoor Garden 'C': 17,733 sf

26,893 sf = 27 spaces required for garden center

Total building area = 381,842/225 = 1,697 required for building area

1,697 + 27 = 1,724

10% reduction if over 200,000 SF

1,724 x 0.10 = 172

1,724 - 172 = 1,552 spaces required

Provided: 1,796 existing spaces

-180 spaces for sites 'C', 'D' and 'E'

1,616 spaces provided

1,552 spaces required

64 spaces surplus

Exhibit #04, Cover Sheet – Parking Calculation

DEVELOPMENT PHASING

The Applicant does not anticipate constructing all of the infill sites concurrently, but envisions each site coming to fruition as market conditions allow. Specifically, the Applicant expects Site E or Site D to be developed first, likely in the next two (2) to three (3) years, followed by the remaining sites, with the entire build out taking place within the next seven to ten years.³¹ A more detailed phasing plan, including the timing of site improvements, will be included with the final site plan application for the first infill site.

³⁰ Exhibit #04

³¹ Exhibit #02, page 3

ARCHITECTURAL ELEVATIONS

The applicant has not submitted conceptual architectural elevations for the specific buildings planned for Sites C, D, and E, in order to allow design flexibility at final site plan to respond to market conditions and tenant needs. The Applicant has, however, included diagrams and pictures of representative buildings in the Design Guidelines, which provide a sense of the type of context-sensitive and creative design that will ultimately be used for the final buildings.



Exhibit #11, Design Guidelines – Representative Buildings

SUMMARY:

The applicant has submitted for consideration schematic development plan application SDP-7712-2017. This is a complete application as defined by § 24-160D.9.(b), Application for Schematic Development Plan Approval, of the City Code. A joint public hearing with the Mayor and City Council and Planning Commission has been scheduled for October 16, 2017. While this proposal is similar to the previously-approved SDP-03-005, it reflects current business trends (drive-thru), contemporary design strategies , and new stormwater standards.

Staff will continue to work with the applicant on refining the plan, in response to comments offered at the public hearing or entered into the record.